

**PB# 87-17**

**Perkins Restaurant**

**69-3-1**

Perkins Pancake Rest. 87-17  
Marshall Rosenblum 562-0270

Approved 9/9/87

**General Receipt** 8696

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Marshall Rosenblum March 3 19 87 \$ 25<sup>00</sup>/<sub>100</sub>

Twenty Five and <sup>00</sup>/<sub>100</sub> DOLLARS

For Site Plan application 87-17

DISTRIBUTION Perkins Panache Rest.

| FUND                 | CODE | AMOUNT |
|----------------------|------|--------|
| <u>Check # 21.00</u> |      |        |
| <u># 4050</u>        |      |        |

By Pauline G. Townsend  
Town Clerk E.C.

**General Receipt** 9412

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Perkins Restaurants Nov. 10 19 87 \$ 180.<sup>00</sup>/<sub>xx</sub>

One Hundred eighty and <sup>00</sup>/<sub>100</sub> DOLLARS

For Site Plan <sup>100.00</sup> and Engineering Fee <sup>80.00</sup>

DISTRIBUTION #87-15

| FUND              | CODE | AMOUNT        |
|-------------------|------|---------------|
| <u>CP# 023713</u> |      | <u>180.00</u> |
|                   |      |               |
|                   |      |               |

By Pauline G. Townsend  
Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

MADE IN U.S.A.

NO. 752 1/3

*unpaid seal in  
17-2-87 + complete OK*

| FUND          | CODE | AMOUNT |
|---------------|------|--------|
| Check # 25.00 |      |        |
| # 4050        |      |        |

By Pauline N. Townsend  
Town Clerk E.C.

|  |      |                                      |  |      |
|--|------|--------------------------------------|--|------|
| <b>TOWN OF NEW WINDSOR</b><br>555 Union Avenue<br>New Windsor, N. Y. 12550 |      | <b>General Receipt</b>               |  | 9412 |
| Received of <u>Perkins Restaurants</u>                                     |      | <u>Nov. 10</u> 19 <u>87</u>          |  |      |
|  |      | \$ <u>180.</u> <u>00</u> / <u>xx</u> |  |      |
| One Hundred eighty and <u>00</u> / <u>100</u> DOLLARS                      |      |                                      |  |      |
| For <u>Site Plan and Engineering Fee</u>                                   |      | <u>\$100.00</u> <u>80.00</u>         |  |      |
| DISTRIBUTION <u>#87-15</u>   |      |                                      |  |      |
| FUND   | CODE | AMOUNT                               |  |      |
| <u>CP# 023713</u>  |      | <u>\$180.00</u>                      |  |      |
|  |      |                                      |  |      |
|  |      |                                      |  |      |

By Pauline N. Townsend ES  
Town Clerk  
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

MADE IN U.S.A.

NO. 752 1/3

*Winged seal on  
map & copy to file*

Maps to:  
 Water  
 Sewer  
 Highway  
2416 Ins.

AS OF: 09/14/87

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD

CLIENT: NEWMIN - TOWN OF NEW WINDSOR

TASK: 87- 17

| TASK-NO     | REC  | --DATE-- | TRAN | EMPL | ACT | DESCRIPTION----- | RATE  | HRS. | TIME  | -----DOLLARS----- |        |         |
|-------------|------|----------|------|------|-----|------------------|-------|------|-------|-------------------|--------|---------|
|             |      |          |      |      |     |                  |       |      |       | EXP.              | BILLED | BALANCE |
| 87-17       | 541  | 03/01/87 | TIME | MJE  | MC  | PERKINS          | 40.00 | 0.50 | 20.00 |                   |        |         |
| 87-17       | 3146 | 06/08/87 | TIME | MJE  | MC  | PERKINS          | 40.00 | 0.50 | 20.00 |                   |        |         |
| 87-17       | 3160 | 06/08/87 | TIME | MJE  | MC  |                  | 40.00 | 0.50 | 20.00 |                   |        |         |
| 87-17       | 6345 | 09/09/87 | TIME | MJE  | MC  | PERKINS          | 40.00 | 0.50 | 20.00 |                   |        |         |
| TASK TOTAL  |      |          |      |      |     |                  |       |      | 80.00 | 0.00              | 0.00   | 80.00   |
| GRAND TOTAL |      |          |      |      |     |                  |       |      |       | 0.00              | 0.00   | 80.00   |

PERM 42h (1/87)

STATE OF NEW YORK — DEPARTMENT OF TRANSPORTATION



7007445

Permit Fee \$ 25.00  
Ins. Fee \$ 2.50  
Total Received \$ 27.50

Check or M.O. No. 4201 & 4237

Liability Insurance

Policy No. N/A

Disability Benefit Coverage

Policy No. N/A

Permittee: BRAMBURY ASSOCIATES  
765 ELMGROVE ROAD  
ROCHESTER, NY 14624

att:

Billing Address for Return of Bond/Deposit  
(Complete if different from above)

Permit No. 08-87-0614  
Est. Compl. Date 10/31/87

HIGHWAY WORK PERMIT

Expiring / /

Deposit Rec. for \$ 0.00

Check or M.O. No.

Dated / /

Charge to Bond No. (\$ 0.00)

or Undertaking on File  
Workmen's Compensation  
Policy No. N/A

Return of Deposit Made Payable to:  
(Complete if different from Permittee)

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to:

REMOVE EXISTING CURB CUT AND WIDEN EXISTING CURB CUT ON ROUTE 32, AT PERKINS PANCAKE RESTAURANT. ALL DISTURBED AREA S. WITHIN STATE ROW ARE TO BE TOPSOILED, SEED, AND MULCHED. NO TREES, WITHIN THE STATE ROW OVER 6" DBH ARE TO BE REMOVED WITHOUT PRIOR PERMISSION FROM THIS OFFICE. This permit covers work to be done on Route 32 only.

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. IN ADDITION, ANYBODY WORKING IN THE RIGHT OF WAY IS REQUIRED TO WEAR A HARD HAT AND A REFLECTIVE SAFETY VEST.

County — ORANGE

Municipality — NEW WINDSOR

Route # — 32

as set forth and represented in the attached application at the particular location or area, or over the routes as stated therein, if required; and pursuant to the conditions and regulations whether, general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit.

Dated at POUGHKEEPSIE, N.Y.  
Date Signed 08/27/87

Commissioner of Transportation

By MICHAEL J. MIGNOGNA

IMPORTANT

This permit, with application and drawing (or copies thereof) attached shall be placed in the hands of the contractor before any work begins.

NOTICE: Before work is started and upon its completion, the permittee absolutely must notify the Resident Engineer,  
DONALD F. FULLAM  
(914) 562-4020  
112 DICKSON STREET  
NEWBURGH, NEW YORK 12550

UPON COMPLETION OF WORK AUTHORIZED, THE FOLLOWING WILL BE COMPLETED AND SIGNED BY THE PERMITTEE AND DELIVERED TO THE RESIDENT ENGINEER.

Work authorized by this Permit was completed on (Date) \_\_\_\_\_

Refund of deposit or return of bond or reduction of amount charged against bond or deposit on file for this permit whichever is appropriate, is requested:

Date \_\_\_\_\_

PERMITTEE

AUTHORIZED AGENT (IF ANY)

Upon acceptance of work performed as satisfactorily completed, the Resident Engineer will sign the following and forward to the Regional Office.

Work authorized by this Permit has been satisfactorily completed and is accepted.

Date \_\_\_\_\_

RESIDENT ENGINEER

The Regional Office will forward this form to the Main Office with the appropriate box checked.

To: HIGHWAY PERMIT SECTION:

- ☐ Refund of Deposit on this Permit is authorized.
- ☐ Return of Bond furnished for this Permit is authorized.
- ☐ Amount charged against Blanket Bond for this permit may be cancelled.
- ☐ Retain Bond for future permits.

Date \_\_\_\_\_

REGIONAL TRAFFIC ENGINEER

The issuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application. All damaged or disturbed areas resulting from work performed pursuant to this permit will be repaired to the satisfaction of the Department of Transportation.

Upon completion of the work within the state highway right-of-way, authorized by the work permit, the person, firm, corporation, municipality, or state department agency, and his or its successors in interest, shall be for maintenance and repair of such work as set forth within the terms and conditions of the work permit.

PLANNING BOARD

Secured 9/1/87

**PREVIOUS  
DOCUMENTS  
IN POOR  
ORIGINAL  
CONDITION**



HIGHWAY WORK PERMIT APPLICATION FOR NON-UTILITY WORK

Application is hereby made for a highway work permit

Name Brambury Associates

Address 765 Elm Grove Road

City Rochester State NY Zip 14624

RETURN PERMIT TO: (If different from above)

Name Marshall Rosenblum, AIA

Address PO Box 2966

City Newburgh State NY Zip 12550

Highway Work Permit No. 887-0614

|       |                |        |
|-------|----------------|--------|
| REC'D | Effective Date | ADMIN. |
|-------|----------------|--------|

RETURN OF DEPOSIT/BOND TO:

(COMPLETE ONLY IF DIFFERENT FROM PERMITTEE)

|        |        |             |             |
|--------|--------|-------------|-------------|
| CONST. | DESIGN | EQUIP. MGT. | HAZ. MAINT. |
|--------|--------|-------------|-------------|

- Requested duration from July 19 87 thru Oct 19 87, to apply to the operations(s) checked below:
- Protective Liability Insurance covered by Policy No. \_\_\_\_\_; expires on \_\_\_\_\_ 19 \_\_\_\_\_
- Workers' Compensation Insurance Policy No. MA/12 expiring \_\_\_\_\_
- Disability Benefits Coverage Policy No. \_\_\_\_\_

| CHECK TYPE OF OPERATION   | Permit Fee | Show Ins. Fee in Aml. or PERM 17 or Undertaking on file | Total Amount of Fee and/or Insurance | Guarantee Deposit Amount and/or Bond | Check or Bond Number |
|---|------------|---|--------------------------------------|--------------------------------------|----------------------|
| <input checked="" type="checkbox"/> 4. Single job - Permit issued for each job                          |            |   |                                      |                                      |                      |
| <input type="checkbox"/> a. Driveway or roadway   |            |   |                                      |                                      |                      |
| <input type="checkbox"/> Residential  | \$ 15      |   |                                      |                                      |                      |
| <input type="checkbox"/> Commercial - Minor   | 150        |   |                                      |                                      |                      |
| <input type="checkbox"/> Commercial - Major   | 500        |   |                                      |                                      |                      |
| <input type="checkbox"/> Subdivision Street   | 300        |   |                                      |                                      |                      |
| <input type="checkbox"/> Temporary access road or street  | 25         |   |                                      |                                      |                      |
| <input checked="" type="checkbox"/> b. Improvement  |            |   |                                      |                                      |                      |
| <input type="checkbox"/> Residential  | 15         |   |                                      |                                      |                      |
| <input checked="" type="checkbox"/> Commercial  | 25         |   |                                      |                                      |                      |
| Check additional description below:   |            |   |                                      |                                      |                      |
| <input checked="" type="checkbox"/> Install sidewalk, curb paving, stabilized shoulder, drainage, etc.  | 25         | 2.50  | 27.50                                |                                      |                      |
| <input type="checkbox"/> Grade, seed, improve land contour, clear land of brush, etc.                   |            |   |                                      |                                      |                      |
| <input type="checkbox"/> Resurface existing roadway or driveway   |            |   |                                      |                                      |                      |
| <input type="checkbox"/> c. Tree Work   |            |   |                                      |                                      |                      |
| <input type="checkbox"/> Residential  | 15         |   |                                      |                                      |                      |
| <input type="checkbox"/> Commercial (not required for pruning if utility has annual maintenance permit) | 25         |   |                                      |                                      |                      |
| Check additional description below:   |            |   |                                      |                                      |                      |
| <input checked="" type="checkbox"/> Removal or planting   |            |   |                                      |                                      |                      |
| <input type="checkbox"/> Pruning, applying chemicals to stumps, etc.                                    |            |   |                                      |                                      |                      |
| <input type="checkbox"/> d. Miscellaneous Construction  |            |   |                                      |                                      |                      |
| <input type="checkbox"/> Beautifying ROW - (for Civic Groups only)                                      | NC         |   |                                      |                                      |                      |
| <input type="checkbox"/> Temporary signs, banners, Christmas decorations                                | 25         |   |                                      |                                      |                      |
| <input type="checkbox"/> Traffic control signals  | 500        |   |                                      |                                      |                      |
| <input type="checkbox"/> Warning and entrance signs   | 25         |   |                                      |                                      |                      |
| <input type="checkbox"/> 5. Encroachments caused by D.O.T. acquisition of property                      | 25         |   |                                      |                                      |                      |
| <input type="checkbox"/> 6. Compulsory permit required when work performed at the request of D.O.T.     |            |   |                                      |                                      |                      |
| <input type="checkbox"/> a. Building demolition or moving requested by D.O.T.                           |            |   |                                      |                                      |                      |
| <input type="checkbox"/> Demolition   | NC         |   |                                      |                                      |                      |
| <input type="checkbox"/> Moving   | NC         |   |                                      |                                      |                      |
| <input type="checkbox"/> b. Improvement to meet Department standards                                    | NC         |   |                                      |                                      |                      |

WORK MAY BE DESCRIBED BRIEFLY AS FOLLOWS: Remove existing curb cut and widen existing curb cut on Route 32, at Perkins Pancake Restaurant.

Additional work description is attached; Plans SP 70 June 87 page and/or \_\_\_\_\_ Map is attached showing work to be performed at:  
LOCATION (on Routes 32 & 94 along \_\_\_\_\_ across \_\_\_\_\_) State Route 32 Sh 9033  
between Reference Marker 111.5 and Reference Marker 111.6 in the Town of New Windsor  
County of Orange known as \_\_\_\_\_

SEQR REQUIREMENTS: (Check appropriate box)

☐ Exempt

☒ Ministerial

☐ Type II

☐ EIS or DEIS

unlisted/no lead agency

Lead Agency \_\_\_\_\_

If project is identified to be ministerial, exempt, or TYPE II, no further action is required.

If project is determined to be other than ministerial, exempt, or TYPE II, refer to M.A.P. 7.12-2, Appendix A SEQR REQUIREMENTS FOR HIGHWAY WORK PERMITS.

Acceptance of the requested permit subjects the permittee to the restrictions, regulations and obligations stated on this application and on the permit.

Applicant Signature Marshall Rasmussen Date 30 June 19 87

For Joint application and work, note name and address of Second Applicant below:

Second Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_ 19 \_\_\_\_\_

Approval recommended 8/4 19 87 By Resident Engineer J. Sullivan Residency No. 280

Approved August 25 19 87 By Regional Traffic Engineer M. J. Negrozzi Region No. 87

PERMIT IS ISSUED CONTINGENT UPON LOCAL REQUIREMENTS BEING SATISFIED.

ROLL CALL      MR. JONES      AYE  
                 MR. REYNS      AYE  
                 MR. MC CARVILLE AYE  
                 MR. SCHIEFER    AYE  
                 MR. LANDER      AYE  
                 MR. SCHEIBLE    AYE

PERKINS SITE PLAN (87-17)

Mr. Marshall Rosenblum came before the Board representing this proposal.

Mr. Rosenblum: The only differences in this plan are some of the notations which I had the good fortune to discuss with Mark Edsall earlier today. I forwarded a copy of the DOT without comment to the secretary.

Mr. Scheible: How old is the house sitting there?

Mr. Rosenblum: About 50 years I'd say.

Mr. Reyns: The sign where is that sign going to be.

Mr. Rosenblum: Over here, the full size mockup of it--have you seen the Perkins on 32 or 300 by the Mid Valley Mall, it is the same owners, same sign.

Mr. Reyns: The note here is have you seen these notes you have to get approval from the building inspector.

Mr. Rosenblum: That is understood.

Mr. Reyns: You are supposed to include a revision date.

Mr. Rosenblum: I believe all of the comments have been adressed.

Mr. Edsall: I just looked at the plan we have before us and everything that was required has been adjusted. The only formality we have to go through is the SEQR and the public hearing waiver.

Mr. Van Leeuwen: I make a motion that we waive the public hearing with regard to Perkins Site Plan.

Mr. Schiefer: I second that.

ROLL CALL      MR. JONES      AYE  
                 MR. REYNS      AYE  
                 MR. MC CARVILLE AYE  
                 MR. VAN LEEUWEN AYE  
                 MR. LANDER      AYE  
                 MR. SCHIEFER    AYE  
                 MR. SCHEIBLE    AYE

Mr. Mc Carville: On the note number 11 that is all pre-existing so regardless of if it meets or does not meet the requirements, it is not critical to our review of this site. That is the way the lot exists at this point.

Mr. Van Leeuwen: He is actually adding to it without adding to the building.

Mr. Scheible: But it is also an existing situation.

Mr. Rosenblum: They just purchased this building.

Mr. Van Leeuwen: To add the parking to it.

Mr. Rosenblum: The lots were deeded together prior to the purchase.

Mr. Scheible: That is the entirety is the .78 acres.

Mr. Rosenblum: Yes.

Mr. Edsall: The note regarding the existing conditions was put on at my request I wanted to make it clear for any one who looked at it years ahead at the approval of the Board didn't create any non conformances and they existed prior to your approval of it. We will remember it now but I doubt we will in years ahead.

Mr. Van Leeuwen: What about the SEQR process. I make a motion we waiver the SEQR process with regard to this application.

Mr. Edsall: You can't by law. You have to make a negative declaration.

Mr. Mc Carville: I make a motion we assume lead agency and determine this an unlisted action and determine a negative declaration.

Mr. Reyns: I second it.

|           |                 |     |
|-----------|-----------------|-----|
| ROLL CALL | MR. JONES       | AYE |
|           | MR. REYNS       | AYE |
|           | MR. MC CARVILLE | AYE |
|           | MR. VAN LEEUWEN | AYE |
|           | MR. LANDER      | AYE |
|           | MR. SCHIEFER    | AYE |
|           | MR. SCHEIBLE    | AYE |

Mr. Mc Carville: On the illuminated sign on Route 94--

Mr. Rosenblum: That would be by separate application.

Mr. Van Leeuwen: I make a motion we give final site plan approval to Perkins Pancake Restaurant site plan.

Mr. Mc Carville: I will second that.

Mr. Reyns: Mark do you feel all the comments that you made here are taken care of?

Mr. Edsall: Yes, I just checked all of them and everything has been taken care of.

Mr. Reyns: Ok.



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
Associate

Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: ~~XXXXXXXXXX~~  
PROJECT LOCATION: Route 32  
NW #: 87-17  
9 September 1987

1. The Applicant has submitted a Site Plan for proposed parking and general improvements at the subject site. The Plan has previously been reviewed at the 10 June 1987 Planning Board Meeting.
2. The Plan indicates an illuminated sign at the entrance off Route 94. The details of this sign are not provided on the Site Plan. The Applicant should be advised that such sign will require a permit from the Building Inspector and should comply with the Town of New Windsor Ordinances.
3. The Table of Bulk Regulations as shown on the Plan indicates existing non-conformances for Numbers 3,5,7 and 9 of the Table. This should be indicated by Note. The Use Group No. 26 should be indicated under Item No. 2 "provided". The provided rear yard under Item No. 7 should be corrected to only indicate the 15.6'.
4. The Plan should include a revision date to distinguish it from previous plans.
5. The Property Tax Map designation should be indicated under Note 1 of the general notes (69-3-1).
6. It is recommended that the Planning Board take action to assume the Lead Agency role under the SEQRA procedures. In addition a Negative Declaration (ND) could be considered.

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

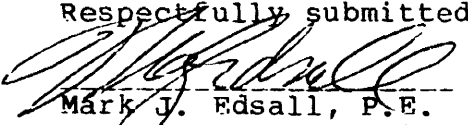
PROJECT NAME: Perkins Site Plan  
PROJECT LOCATION: Route 32  
NW #: 87-17  
9 September 1987

Page 2

7. The Board may wish to formally indicate that a Public Hearing will not be required, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Ordinance.

8. Other than the minor corrections and formalities required as noted above, the Plan appears acceptable for approval from an engineering standpoint. The plan could be approved with the corrections being required prior to Final Stamp of Approval.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnjE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Rosenblum AIA for the building or subdivision of  
Perkins Pancake Rest. has been  
reviewed by me and is approved ✓  
~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason.~~

*will not interfere with water system -*

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

✓ *Steve Dido*  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ☒  
Subdivision \_\_\_\_\_ as submitted by

Marshall Rosenbaum for the building or subdivision of

LeRime Tamcabe Restaurant has been

reviewed by me and is approved ☒,

disapproved \_\_\_\_\_.

If disapproved, please list reason.

Has connection to Sewer.

Improvements will not bother sewer connection

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lyman H. Masem Jr  
SANITARY SUPERINTENDENT

March 4, 1987  
DATE



555 UNION AVENUE  
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

## SITE PLAN APPROVAL

## Perkins Pancake Restaurant



The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 31 March 1987 .

The site plan or map was approved by the Bureau of Fire Prevention.

The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

**SIGNED:**

**CHAIRMAN**



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

PERKINS RESTAURANT

87-17

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 18 August 1987.

☒ The site plan or map was approved by the Bureau of Fire Prevention.

☐ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

\_\_\_\_\_

\_\_\_\_\_

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SIGNED: Richard Hotaling  
CHAIRMAN

Mr. Van Leeuwen: I have a suggestion that Mr. Walczak and our engineer get together and see if they can't go over this it has to go to the Zoning Board of Appeals too.

Mr. Mc Carville: I would like to take a look at it.

Mr. Scheible: I will set that up and have Mr. Walczak give us a tour.

Mr. Mc Carville: What does that refer to?

Mr. Walczak: Propane storage to be relocated. They have to be put off to the side by the rear then I determined that I'd get some guidance from you as to where you prefer to see them.

Mr. Jones: This is actually considered side yard as you can see the actual is 8 feet. This is the front of the lot this is the rear this is the side yard.

Mr. Edsall: I suggest at this time that the Board look at the site and decide if they are going to exercise their judgment before the public hearing.

Mr. Van Leeuwen: I think we should see it first.

Mr. Walczak: The last time I was here I mentioned the fact that the building on the right hand side where there was no problem with the setbacks and it was suggested I put it on the other side of the building and I said well we do have a side yard setback problem and they informed me since it was a pre-existing condition there would be no variance required and I commented even if I am increasing the non-conformance there is still no variance required and the answer was yes I did not need a variance or Mr. Cherry did not need a variance.

Mr. Van Leeuwen: Why don't we take a look at it.

Mr. Walczak: Thank you.

PERKINS SITE PLAN (87-17) 6/24

Mr. Marshall Rosenblum came before the Board representing this proposal.

Mr. Rosenblum: I haven't made any alterations to the map since the last time pending your field review. Do you want me to go through the alterations proposed again?

Mr. Van Leuwen: I think we all know what they are.

Mr. Jones: I'd like to see there is nothing going to be there, any fences there but there should be a surveyor's stake at every one of these corners.

Mr. Rosenblum: This plan is based on the survey by Lou Grevas and there are rods placed at the intersection.

Mr. Scheible: Here we see a line right? It separates the two properties. There is only one other piece of property here right since all we see are two lines but nothing visible which I'd like to see and if what I'd like to see is

an agreement between the two property owners that both are using or overlapping each other's parking lot that there is an agreement from each gentleman to this that they are using the others parking lot which can be used by the other property owner is that possible?

Mr. Rosenblum: I don't see how you can put a curb there.

Mr. Scheible: I'd rather not see the curb there.

Mr. Van Leeuwen: One of the main things I'd like to see is the one electric pole that bothers me. At the entrance I'd like to see that possibly moved.

Mr. Babcock: He's got it relocated.

Mr. Rosenblum: I showed about 25 feet up.

Mr. Mc Carville: I agree with the fencing in the section to block the car wash and storage area.

Mr. Scheible: To keep it clean without a fence.

Mr. Rosenblum: What about along the end of the southern side. Near the pink building.

Mr. Van Leeuwen: We want to see a fence there.

Mr. Rosenblum: The curb cuts you see on 94 and 32 would be subject to DOT approval and I'd request that I be allowed to come back to the Board when we have that.

Mr. Mc Carville: I have no problems except for elimination of the curbing and the pole.

Mr. Rosenblum: Agreed if the pole is relocated and the curbing is eliminated then the aspect of providing a curb cut here would be diminished. Perhaps some stripping on the pavement. What about the entrance and exit sign proposed?

Mr. Scheible: That is fine.

Mr. Rones: How about a note on the plan that no fence or barrier shall be erected without prior approval of the Planning Board.

Mr. Rosenblum: Obviously Perkins is not going to put up a fence.

Mr. Jones: I still think there should be pins in the property at every point and if you want those points at the property lines.

Mr. Van Leeuwen: As long as there are iron pipes in the ground level in the blacktop.

Mr. Rones: I think you'd want to put some kind of monumentation on the pavement, level with the pavement.

Mr. Rosenblum: Thank you.



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
*Associate*


Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Perkins Pancake Restaurant Site Plan  
PROJECT LOCATION: Route 32  
NW #: 87-17  
10 June 1987

- 1). The Applicant has submitted a Site Plan for proposed parking and general improvements at the subject site.
- 2). Application to the New York State Department of Transportation should be made for the proposed modifications to the "curb cuts" of the entrances/exits.
- 3). The Applicant should acknowledge that all on-site drainage should be directed to the existing drainage facilities on-site to prevent runoff onto adjacent state and town roadways.

Respectfully submitted,

  
\_\_\_\_\_  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEfmD

Mr. Scheible that is fine with me.

Mr. Babcock: Did you have any remarks from the highway superintendant?

Mr. Scheible: The maps have been reviewed and is approved from the Highway Department. We will take a look at this one.

Mr. Kennedy: Thank you.

PERKINS SITE PLAN (87-17)

Mr. Rosenblum came before the Board representing this proposal.

Mr. Scheible: Site plan has been approved by the Bureau of Fire Prevention. It is approved by the water superintendant.

Mr. Rosenblum: There is a number of modifications and adjustments to the site plan. This is Perkins on Route 32 bounded on Route 94 and Temple Hill Road I will start at the boundary. What the intent of this work is to eliminate the curb cuts closer to the old Temple Hill Road corner there is a lot of cross traffic and unfortunately existing on the property. We want to widen the curb cut I have outlined them in yellow marking it is an ingress and egress redirecting the traffic around and out through the building and expanded parking lot to the limit of the property by doing that demolishing the two story frame structure on the site. At the same time we would be removing the aboveground propane and dumpster concrete enclosure providing underground gas service to the building. A new fence, picket fence dumpster enclosure at the back area near the building. One oversight on my part I made this dumpster enclosure five foot high instead of four foot as everything else. At the same time you will notice there is no improvements at and about the building what we are doing the intention here is to follow the existing walk at the site creating a green area and a little closet in front of the building for pickup and entry and then create a walk and a green area round the side of the building for safe access from the parking lot. The owners have requested that a pad be designated at the side of the building near the kitchen for future holding cooler on the exterior. The curb cuts as shown reflect informal discussions with DOT with respect to the radius indicated. The owners wish to provide four foot wide picket fences which would shield the back end of the building. I think it is a travel agency now. The drainage within the site this area would be new blacktop and there'd be some additional topping I don't know if they intend to redo the entire parking lot this time. There are three catch basins on the site and two at the perimeter so existing drainage would be maintained. On the block diagrams there are 43 required parking spaces I counted the seats myself and 44 provided. This plan in effect provides several more maybe 3 or 4 more parking spaces to the site but there are the traffic patterns are greatly enhanced and they are all standardized spaces except for the two handicapped spaces near the front and in addition they wish to provide illuminated sign at the entrance to 94.

Mr. Van Leeuwen: Are you aware that they are going to widen 32 at that point?

Mr. Rosenblum: DOT had no comment whatsoever they didn't know when it would be done at the time they'd review it.

Mr. Edsall: When I tried to get Orange County Planning Department to get a time

from but they would give it to Orange County.

Mr. Rosenblum: They said not to proceed on the basis.

Mr. Mc Carville: Taken the property line going next to the car wash here going northwest you come up to the corner two parking spaces 31, 2, 3 are they new parking spaces?

Mr. Rosenblum: At the present time that area is kind of a gray area it is parking but used for dumpster access. The garbage trucks backed up to there and a couple cars parked there.

Mr. Mc Carville: Is there going to be access over the property line to the car wash?

Mr. Rosenblum: Nothing is planned. You will notice part of the car wash equipment comes close to the line.

Mr. Mc Carville: Now they drive through there.

Mr. Rosenblum: No curbs.

Mr. Mc Carville: Open blacktop between the two businesses?

Mr. Rosenblum: As it is now no change.

Mr. Mc Carville: You get all the traffic coming through here. You have no traffic pattern. There are cars coming across at any angle between the two businesses is that correct?

Mr. Rosenblum: I don't think that is going to be the case because you have the car wash vacuum area over here and it is stabilized by putting a curb it would seem to adversely effect the car washes operation and there was no desire to do anything else.

Mr. Reys: I think we should have this on tour as it is pointed out here I think we should study the traffic areas and parking areas before we make any recommendation. I think from here that is a pretty critical area. There is a lot of traffic there.

Mr. Van Leeuwen: I think we should take a look at it.

Mr. Scheible: We will be in contact with your office to let you know when we will be on site for inspection.

Mr. Rosenblum: Thank you.

#### LIBERTY MEADOWS SUBDIVISION (86-88)

Mr. Vince Soukup came before the Board representing this proposal.

Mr. Soukup: The first thing I wanted to ask you is that formalized public hearing arrangement there was a mixup in the last meeting we discussed it but there was no resolution adopted there was a question in the minutes as to

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

F. Robert O'Loughlin -----, deposes and says that he  
resides at 765 Elmgrove Road  
(Owner's Address)  
in the County of Monroe  
and State of New York  
and that he is the owner in fee of Perkins Restaurant located at  
32 Temple Hill Road, Vails Gate, New York 12584  
which is the premises described in the foregoing application and  
that he has authorized Marshall Rosenblum, A.I.A.  
to make the foregoing application as described therein.

Date: 3/16/87

F. Robert O'Loughlin  
(Owner's Signature)

James Guarneri  
(Witness' Signature)



Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN OR  
SUBDIVISION PLAN APPROVAL

1. Name of Project Perkins Pancake Restaurant
2. Name of Applicant Marshall Rosenblum Phone 562-0270  
Address PO Box 2966, Newburgh, NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Perk Development Corp. Phone \_\_\_\_\_  
Address 765 Elmgrove Road, Rochester, NY 14624  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan M. Rosenblum, A.I.A. Phone 562-0270  
Address PO Box 2966, Newburgh, NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the east side of Route 32  
(Street)  
\_\_\_\_\_ feet \_\_\_\_\_ at the corner  
(Direction)  
of Temple Hill Road  
(Street)
7. Acreage of Parcel .78 8. Zoning District C
9. Tax Map Designation: Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_
10. This application is for Parking lot improvements
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? unknown

*will  
have  
Notarized  
+  
complete info*

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
(Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND  
INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE  
SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

\_\_\_\_\_  
(Owner's Signature)

3 day of March 1987

*Marshall Resubla*  
(Applicant's Signature)

\_\_\_\_\_  
Notary Public

*Architect*  
(Title)

**PREVIOUS  
DOCUMENTS  
IN POOR  
ORIGINAL  
CONDITION**

# SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: PERKINS PANCAKE RESTAURANT

Location: ROUTE 324 TEMPLE HILL ROAD, NEW WINDSOR, NY.

ID Number: \_\_\_\_\_

## INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered Yes, the project may have a significant effect and the full Environmental Assessment Form is necessary. Maybe or Unknown answers should be considered as Yes answers.
- (c) If all questions have been answered No it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

## ENVIRONMENTAL ASSESSMENT

- |  | YES                      | NO                                  |
|--|--------------------------|-------------------------------------|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will there be a major change to any unique or unusual land form found on the site?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will project alter or have a large effect on an existing body of water?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will project have an adverse impact on groundwater quality?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will project significantly effect drainage flow on adjacent sites?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will project affect any threatened or endangered plant or animal species?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will project result in a major adverse effect on air quality?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will project have a major adverse effect on existing or future recreational opportunities?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Is project non-farm related and located within a certified agricultural district?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will project have any adverse impact on public health or safety?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is there public controversy concerning any potential impact of the project?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## FOR AGENCY USE ONLY

Preparer's Signature: Marshall Rumbel Date: 3 March 87

Preparer's Title: ARCHITECT

Agency: \_\_\_\_\_

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |  |   |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title                     | 29. <input checked="" type="checkbox"/> Curbing Locations                   |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)                 | 30. <input checked="" type="checkbox"/> Curbing Through Section             |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)             | 31. <input checked="" type="checkbox"/> Catch Basin Locations               |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name           | 32. <input checked="" type="checkbox"/> Catch Basin Through Section         |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address        | 33. <input checked="" type="checkbox"/> Storm Drainage                      |
| 6. <input checked="" type="checkbox"/> Drawing Date                        | 34. <input checked="" type="checkbox"/> Refuse Storage                      |
| 7. <input checked="" type="checkbox"/> Revision Dates                      | 35. <input checked="" type="checkbox"/> Other Outdoor Storage               |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET                      | 36. <input checked="" type="checkbox"/> Water Supply                        |
| 9. <input checked="" type="checkbox"/> Site Designation                    | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys.              |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants                       |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)         | 39. <input checked="" type="checkbox"/> Building Locations                  |
| 12. <input checked="" type="checkbox"/> PLOT PLAN                          | 40. <input checked="" type="checkbox"/> Building Setbacks                   |
| 13. <input checked="" type="checkbox"/> Scale. (1" = 50' or lesser)        | 41. <input checked="" type="checkbox"/> Front Building Elevations           |
| 14. <input checked="" type="checkbox"/> Metes and Bounds                   | 42. <input checked="" type="checkbox"/> Divisions of Occupancy              |
| 15. <input checked="" type="checkbox"/> Zoning Designation                 | 43. <input checked="" type="checkbox"/> Sign Details                        |
| 16. <input checked="" type="checkbox"/> North Arrow                        | 44. <input checked="" type="checkbox"/> BULK TABLE INSET                    |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners           | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations        | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.)         |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas               | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation                | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.)         |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress           | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u>   |   |
| 22. <input checked="" type="checkbox"/> Landscaping                        | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.)                |
| 23. <input checked="" type="checkbox"/> Exterior Lighting                  | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area)        |
| 24. <input checked="" type="checkbox"/> Screening                          | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed.     |
| 25. <input checked="" type="checkbox"/> Access & Egress                    | 53. <input checked="" type="checkbox"/> No. of Parking Required.            |
| 26. <input checked="" type="checkbox"/> Parking Areas                      |   |
| 27. <input checked="" type="checkbox"/> Loading Areas                      |   |
| 28. <input checked="" type="checkbox"/> Paving Details (Items 25-27)       |   |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGEMENT:**

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Michael R. Ruchel  
Licensed Professional

Date: 3 March 87

# ROSENBLUM A.I.A.

MARSHALL ROSENBLUM A.I.A. ARCHITECT  
P.O. BOX 2866 NEWBURGH, NEW YORK 12550  
TELEPHONE 914-562-0270

Licensed: NY NJ CT IL RI NC ARB

3 March 1987

Mr. Henry F. Scheible, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12550

SUBJECT: PERKINS PANCAKE RESTAURANT, NEW WINDSOR, NY

Dear Mr. Scheible:

Attached please find Site Plans prepared for the parking lot improvements to the subject property, along with Site Plan application form, Short Environmental Assessment Form, checklist, and \$25.00 application fee.

It is the intention of the work defined by this Site Plan to include the demolition of the frame residence to the south of the property, with the subsequent construction of a paved parking area. Other improvements include the removal of one curbcut, rework at other curbcuts, addition of concrete curbs, landscaped areas and a flagpole.

No change of use or increase of seating capacity is planned for the existing restaurant facility.

Please do not hesitate to call should you have any questions to the above, or in general.

Very truly yours,



Marshall Rosenblum, AIA

cc: Perk Development

TOWN OF NEW WINDSOR  
PLANNING BOARD  
RECEIVED *vp*  
DATE 3-3-87

# ROSENBLUM A.I.A.

MARSHALL ROSENBLUM A.I.A. ARCHITECT  
P.O. BOX 2966 NEWBURGH, NEW YORK 12550  
TELEPHONE 914-562-0270

Licensed: NY NJ CT IL PA NC ARB

3 March 1987

Mr. Henry Scheible, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue, New Windsor, NY 12550

SUBJECT: SITE PLAN REVISION: FREDERICK J. KASS, (NEW WINDSOR MALL, ROUTE 32 & FORGE HILL ROAD, NEW WINDSOR, NY)

Dear Mr. Scheible:

Attached, per my phone conversation with Mr. Babcock please find Site Plan copies revised to indicate a change of use for the proposed 6000SF warehouse to retail/office construction.

The intent of this work is to provide a building similar in appearance to the existing newly constructed shopping facility at this site, with a receiving dock at the south end, as per the Plan. No increase in building size or relocation of the building is intended by this Site Plan revision.

Parking requirement calculations have been revised; adequate parking is provided at the site.

Very truly yours

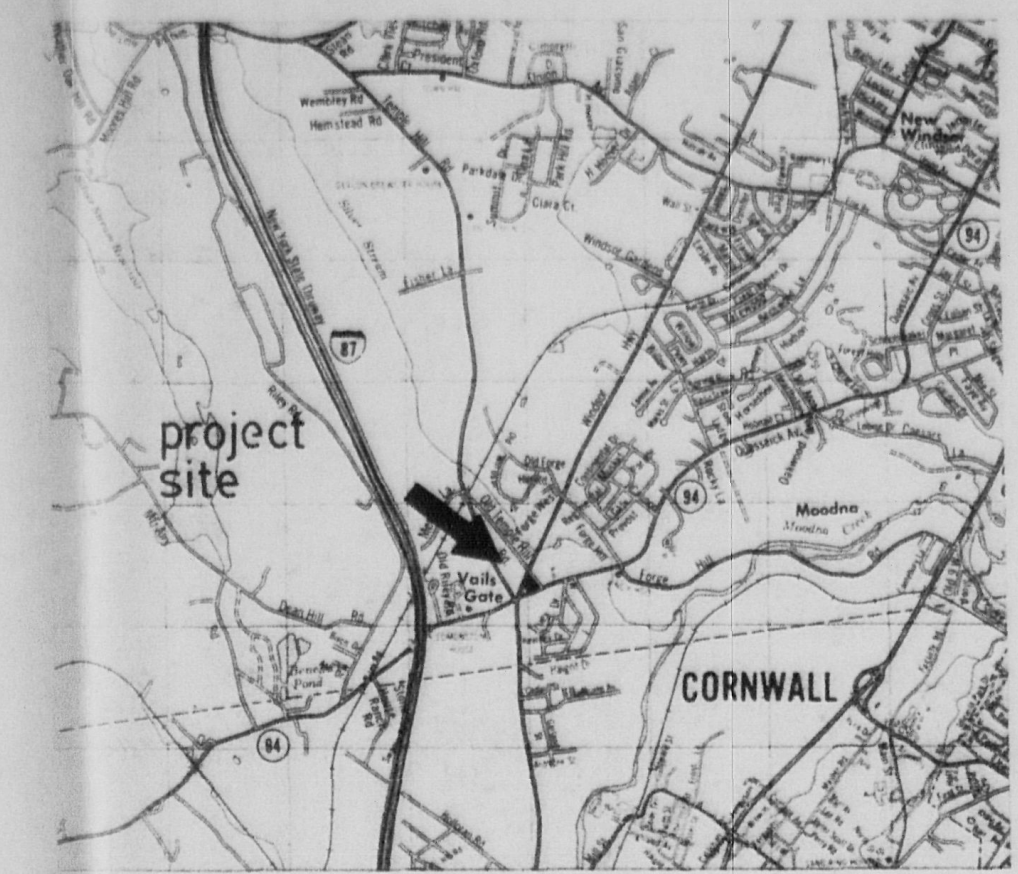
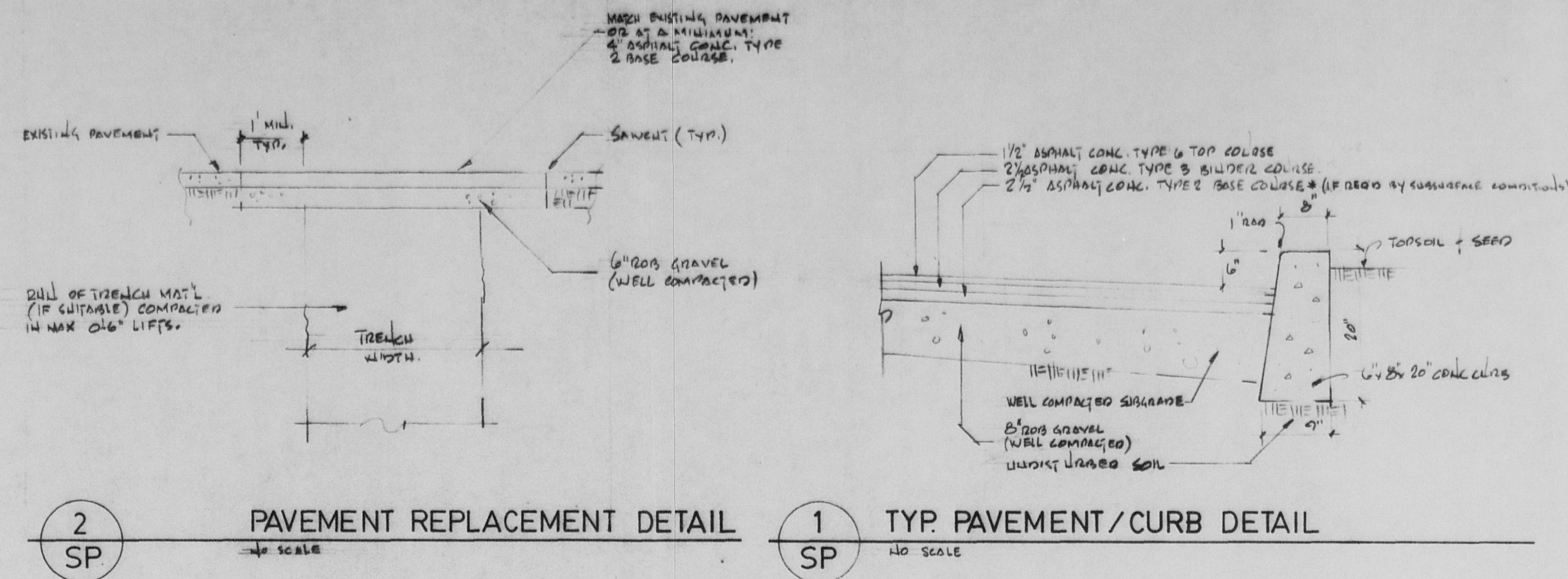


Marshall Rosenblum, AIA

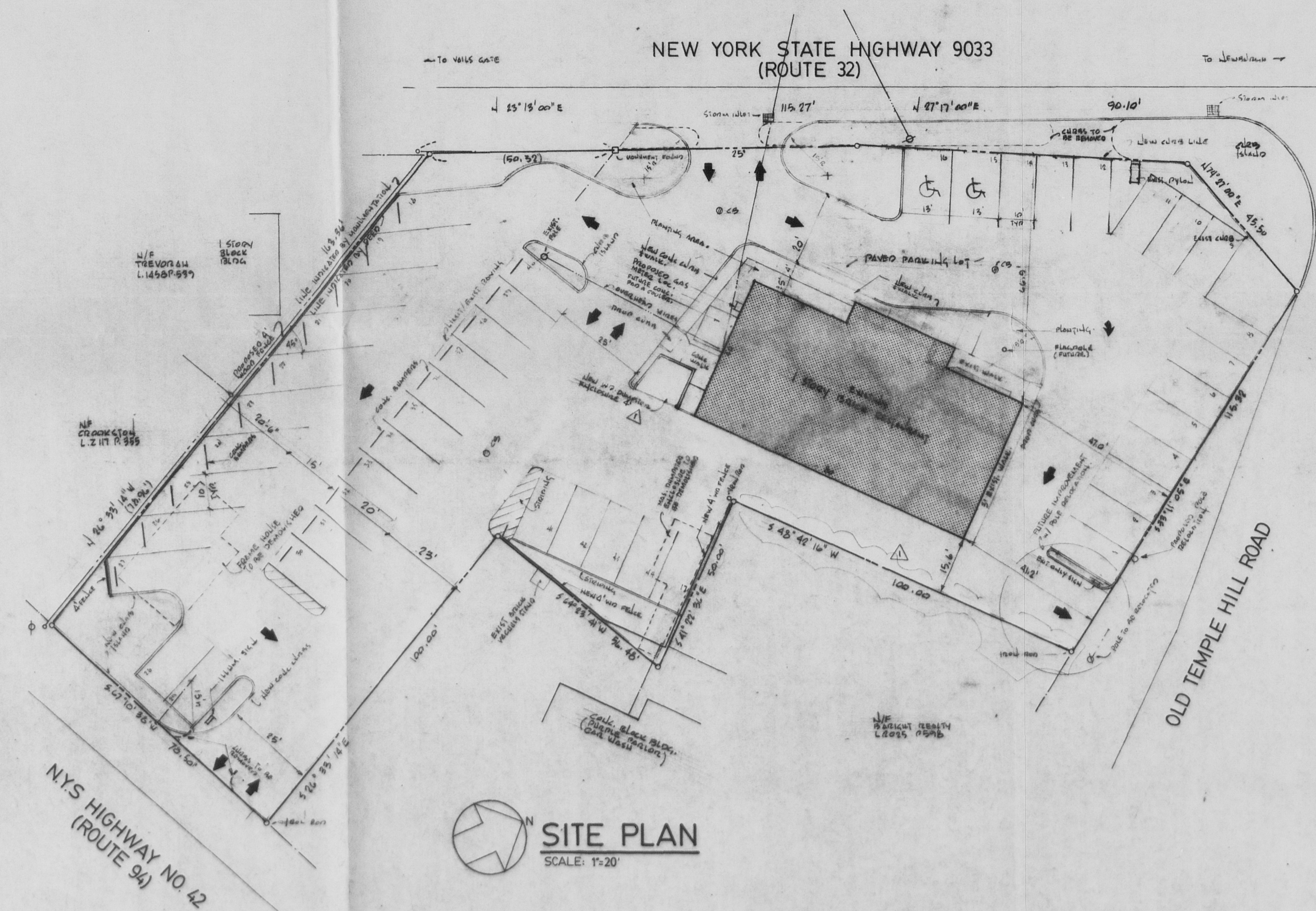
cc. F.J. Kass

TOWN OF NEW WINDSOR  
PLANNING BOARD  
RECEIVED <sup>vp</sup>  
DATE 3-3-87





PROJECT LOCATION PLAN



SITE PLAN  
SCALE: 1"=20'

- GENERAL NOTES
- Being a proposed site development at the lands shown on the Town of New Windsor Tax Maps as Section 69, Block 3, Lot 1.
  - Property Owner and Developer: Perk Development, 765 Elm Grove Road, Rochester, NY 14624.
  - Property Area: .78 Acres +-.
  - Continued use: Restaurant
  - Proposed use: no change of use; parking area improvements only.
  - Information shown on this Plan is based on a field survey by Elias D. Grevas, L.S., dated 16 April, 1985, as prepared for Mary Bonura & Peter Callas dba Marcal Realty.
  - No alteration of utilities at the building is intended. Proposed relocation of utility pole at Old Temple Hill Road indicated.
  - Handicapped access ramps shall be constructed in accordance with ANSI standards.
  - Alteration or addition to this Plan is a violation of Section 7209(2) of the New York State Education Law.
  - NOTE THAT ITEMS (EXISTING CONDITION) 3, 5, 7 & 9 OF TABLE OF BULK REGULATIONS ARE NOT CONFORMING

| TABLE OF BULK REGULATIONS |           |                   |                    |                            |  |                           |                  |                           |                    |
|---------------------------|-----------|-------------------|--------------------|----------------------------|--|---------------------------|------------------|---------------------------|--------------------|
| 1                         | 2         | 3*                | 4*                 | 5                          | 6*   | 7                         | 8*               | 9                         | 10*                |
| DESIGN                    | USE GROUP | MIN LOT AREA (SQ) | MIN LOT WIDTH (FT) | REAR FRONT YARD DEPTH (FT) | REAR SIDE YARD / TOTAL REAR SIDE YARD DEPTH (FT) | REAR REAR YARD DEPTH (FT) | FLOOR AREA RATIO | MAX BLDG HT. (FT) LEAST 5 | REAR MIN. 1 REAR 5 |
| REQ'D                     | C         | 40,000            | 200'               | 40'                        | 30/70  | 30                        | .5               | 7:9                       | 43                 |
| PROVIDED                  | -         | 36,000            | 200'               | 35'                        | 41/136   | 35'                       | .09              | 18'                       | 44                 |

\* APPLICABLE ITEMS

APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 09/11/1985  
BY [Signature]  
LAWRENCE JONES  
SECRETARY

30 June 87  
30 June 87  
30 June 87

ROSENBLUM AIA  
MARSHALL ROSENBLUM, ARCHITECT  
6 FULLERTON AVENUE  
NEWBURGH, NY 12550  
Licensed: NY NJ CT IL NCARB

PERKINS PANCAKE RESTAURANT  
ROUTE 32 NEW WINDSOR N.Y.

1 June 87  
9 Sept 87

SP